

WARRANTY DEED  
032266NO TRANSFER  
TAX PAID

KNOW ALL MEN BY THESE PRESENTS, that Joyce D'Amico, of Waterville, County of Kennebec and State of Maine in consideration of one dollar and other valuable consideration paid by David Snider, of Berlin, Germany the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said David Snider, his heirs and assigns forever, a certain lot or parcel of land located in the City of Waterville, County of Kennebec and State of Maine bounded and described as follows:

Unit 2 (known as #225) in the Condominium known as Ridgewood Heights Condominium situated in the City of Waterville, County of Kennebec, and State of Maine, together with the allocated interests appurtenant to each such unit, all as more fully set forth in the Declaration of Condominium of Ridgewood Heights Condominium dated December 29, 1989, and recorded in the Kennebec County Registry of Deeds in Book 3676, Page 3 as amended from time to time (the "Declaration"), and in the Plats and Plans of the Condominium recorded in said Registry of Deeds at Plan Book E-90003 through E-90010, as amended from time to time.

These premises are subject to:

(a) Existing utility easements, rights and lines located on the premises, including the Central Maine Power Company, New England Telephone Company, and Kennebec Water District easements, rights and lines.

(b) Applicable state and municipal statutes, regulations, ordinances, permits, approvals and laws, including, without limitation, the terms of the site Location of Development Act Order and the approvals from the City of Waterville.

(c) The covenant running with the land that future use of the premises shall be restricted to residential use only with no commercial use of any type. Residential condominiums shall be permitted and rental of residential units shall not be deemed commercial use.

(d) The condition that there be no further subdivision without the necessary state and local (Planning Board) approvals, Unit Owners Association approvals, and Declarant approvals, except that Declarant, its successors and assigns shall not need Unit Owner of Unit Owners Association approval for the construction of additional units pursuant to its Development Rights and Special Declarant Rights set forth in the Declaration.

(e) Those matters set forth in or referred to in the Declaration of Condominium of Ridgewood Heights Condominium dated December 29, 1989, and recorded in the Kennebec County Registry of Deeds in Book 3676, Page 3 as amended from time to time (the "Declaration"), the Bylaws of the Ridgewood Heights Owners Association and in the Plats and Plans of the condominium recorded in said Registry of Deeds at Plan Book E-90003 through E-90010, as amended from time to time, including without limitation the sixty (60) foot wide permanent greenbelt buffer strip along the stream as shown on the Condominium Plats.

**MEANING AND INTENDING** to convey all the same premises conveyed to David Snider by Warranty Deed from Joyce D'Amico dated April 16, 1998 and recorded in the Kennebec County Registry of Deeds in Book 5602, Page 172.

Nate + Nate 2  
Per Boy 2611  
Waterville ME 04903

Excepting and reserving however, for the benefit of the Grantor herein, the right to use and occupy the said real estate during the remaining years of her lifetime, this being the reservation of life estate.

32-62-2

During such period of life use, the said Grantor will pay the real estate taxes as assessed against the premises, the cost of fire or homeowners insurance coverage and the expense of utilities and heating the dwelling house.

The Grantor shall be responsible for the cost of repairs and ordinary maintenance.

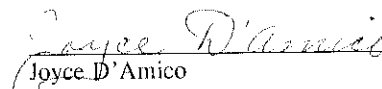
**TO HAVE AND TO HOLD** the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said David Snider, his heirs and assigns, to them and their use and behoof forever.

**AND** I do covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey to the said Grantee to hold as aforesaid; and that I and my heirs, shall and will warrant and defend the same to the said David Snider, his heirs and assigns forever, against the lawful claims and demands of all persons.

**IN WITNESS WHEREOF**, I, the said Joyce D'Amico have hereunto set my hand and seal this 6th day of October, 1999.

Signed, Sealed and Delivered  
in presence of



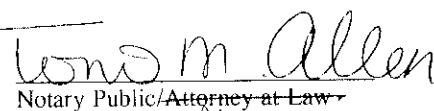
  
Joyce D'Amico

STATE OF MAINE  
KENNEBEC, ss.

October 6, 1999

Personally appeared the above named Joyce D'Amico and acknowledged the foregoing instrument to be her free act and deed.

Before me,

  
Notary Public/Attorney at Law

Toni M. Allen  
my Commission expires  
June 16, 2006.

RECEIVED KENNEBEC SS.  
1999 OCT 22 AM 9:00

ATTEST:   
REGISTER OF DEEDS